

Windward Real Estate Services  
**BERGSMA PLAT**  
City of Issaquah  
**Pre-Application Submittal: June 18, 2015**  
**PIN: 292406-9004, 9010, 9003, 9013, 9009, 9008, 9017**

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## **OVERVIEW**

The applicant, Windward Real Estate Services, is seeking Land Use Approval to develop the 46 acre property located on Newport Way as 78 single family detached homes sites. The property is regulated by the City of Issaquah Development Codes. The property is currently "Split Zoned" as SF-E and SF-S. Critical areas onsite have been initially reviewed by the City staff. Access into the property is via the proposed public right-of-way intersecting with Newport Way NW. The site will be developed as a "cluster subdivision".

The applicant anticipates working with the City to create a comprehensive Development Agreement, to address the issues of the property, the challenges of the development, and to meet the requirements of the current City Code. Please refer to the attached Development Agreement "DRAFT" for your review and comments.

## **SITE CONDITIONS**

### **Parcel Conditions**

The site is generally densely covered with secondary vegetative growth of fir, maple, alder, and blackberries. The site has a pronounced East and North Slope aspect, with slopes up to 80%. The site currently has no buildings.

### **Current/Active Permits**

Windward Real Estate is not aware of any active permits on this property.

### **Size and Location**

The subject property is approximately 46 acres, generally located at 1763 Newport Way NW, on the west side of Newport Way NW.

### **Zoning**

Issaquah Municipal Code indicates this property is zoned as Residential, SF-E and SF-S. This property is a "Split Residential Zone".

### **Soils**

Based on the Riley Group's geotechnical report dated April 1, 2015, the majority of the site is underlain by 1-2 feet of loose to medium dense silty sand to sandy silt over medium dense to dense silty sand with gravel and moderately cemented silt. Areas of interbedded silt and clay and sand with gravel were also observed.

### **Groundwater**

Based on the Riley Group's geotechnical report dated April 1, 2015, groundwater seepage was not encountered during the previous field exploration to a maximum depth of 18 feet below ground surface. The static groundwater table is most likely deeper than the bottom of the

exploration depth. However, perched seepage may be encountered above the silt layers encountered across the site.

### **Geological Hazard Areas**

City regulated slopes can be found onsite and have been evaluated by the project geotechnical consultant, The Riley Group. The geotechnical and slope analysis determined the slopes found onsite are in stable condition. Their report also indicated that with some care and geotechnical considerations the slope buffer can be reduced to 10 feet from the top of the slope.

### **Drainage**

The site's existing drainage patterns are generally from west to east. There are three ravines that collect and convey runoff from the site towards and under Newport Way and into Tibbets Creek.

### **Topography**

The topography of the 46-acre site is sloped, ranging from 10% to 80% with an average slope of approximately 20%.

### **Existing Wetlands and Streams**

It is PACE's understanding that Windward Real Estate and the City have jointly evaluated the Aquatic Resources of the site and the results of the evaluation are currently on file with the City.

### **Vegetation**

The site is generally covered by fir, maple, alder, cedars, cottonwoods, and blackberries. Trees will be removed in the development area for the purpose of grading of the property and for the development of the site's roads, infrastructure, and residential building pads. An Arborist will be retained to prepare a detailed tree study for the development area to determine the species, condition, and health characteristics of regulated trees onsite. A great deal of the property, approximately 30 acres and over 60%, is anticipated to be left untouched and in its natural condition.

### **Wildlife**

Wildlife onsite is described as typical of wooded properties of similar size in urban areas of King County. Wildlife likely present onsite may include deer, raccoons, squirrels, and migratory songbirds.

### **Surrounding Land Uses**

West:	Manning Park at Talus
East:	Newport Way NW
South:	Vacant Land
North:	Cougar Mountain Park

### **Traffic Patterns**

Vehicular circulation and access to this property is proposed to be from Newport Way NW, on the east side of this property.

## **PROJECT DESCRIPTION**

### **Proposed Development**

The residential land development proposal of Single Family housing (sold as fee simple lots), as well as onsite stormwater management system. The vision for the neighborhood development is for up to 78 traditional single-family homes. These homes will be two and three story ranging in size from 1,800 to 3,200 square feet. Anticipated setbacks are proposed to be 10 feet for front, 20 feet to the face of the garage, 5 foot each side and 15 feet on the rear. Please refer to the attached Preliminary Site Plan for additional details, contained in the plan set.

### **Land Use Regulations**

#### **A. Critical Areas Assessment**

The development proposal includes assessment and report to define critical areas that may be impacted by the development of the property in accordance with 18.10.410 Critical areas studies. Please refer to the attached exhibits for additional details contained in the plan set.

#### **B. Density and Site Yield Calculations**

The site yield/density calculations for the development of the property are based on the City Code Section 18.10.450. The project proposes to redistribute the allowed density between parcels for the project is being processed as a cluster development. Please refer to the attached exhibits for additional details contained in the plan set.

### **Street Improvements**

The development anticipates utilizing standard City of Issaquah roadway sections and modified street sections based on proposed deviation requests contained in the Development Agreement.

### **Water and Sewer Systems**

The property is located within the City Service area. Based upon information provided by the City and their consultants it is our understanding that water service connections are available within the Talus Development, and the main has adequate conveyance capacity and pressure to meet the demands of the development. See site plan for connection points.

Sewer is available northeast of the site in Newport Way NW, at approximately the midpoint of the site's frontage. A request for water and sewer availability certificate will be completed to verify the public infrastructure has adequate capacity for the proposed development. The development proposes to convey sewer to Newport Way NW, either an above ground, anchored system or a directional boring to connect the sewer to the existing system.

### **Stormwater Management**

The project is proposing to separate stormwater into five individual sub-basins. Each sub-basin will contain a detention and water quality flow control facility designed in accordance with the 2009 King County Manual with the City's addendum. Controlled surface water flows will be maintained in the critical habitat areas of the ravines. Portions of the site surface water flows will be conveyed to Newport Way NW to the stormwater facilities proposed within the right-of-way. Multiple independent vaults are proposed within the right-of-way under the proposed trail/sidewalk/bike lane portion of Newport Way NE.

It is our understanding that the City may desire to directly discharge clean roof water at strategic points in adjacent natural areas in order to maintain the sites existing site hydrology features. In a typical flow control facility design scenario, these intermittent discharges would be considered

“bypass area” and the flow control facility is forced to be larger in order to meet the duration/flow rate matching requirements. The applicant would like to discuss the options regarding this approach and how the facility models would work in this case.

### **Open Space/Parks/Trails**

The property is the beneficiary of surrounding active and passive significant recreation facilities nearby. The development will facilitate connections to the trail systems located adjacent to the property. Please refer to the Opens Space exhibit contained in the plan set.

## **SPECIFIC QUESTIONS FOR PRE-APPLICATION**

### **Utilities – Water, Sewer and Storm**

1. Please comment on the water routing system.
2. Please confirm the availability of water and sewer at the described locations.
3. Please review and comment on alternative routing solutions for sanitary sewer discharge. The applicant would like to avoid the “Lift Station”. Confirm preferred sanitary sewer construction method: above ground HDPE pipe anchored to the slope, or direction bore (underground construction).
4. Verification of Stormwater Design Manual (2009 King County Manual), flow control, points of connection and water quality requirements for stormwater management.
5. Discussion of application of the specific merits of the stormwater management options.
6. Please confirm the availability of stormwater discharge potential at the described locations. Will the City assist in acquiring stormwater easements for conveyance pipes from the Newport Way ROW to Tibbets Creek?
7. Please confirm stormwater management detention and water quality facilities may be located within the Newport Way ROW and may also serve the detention/water quality requirements for the subdivision.
8. What flow control and treatment strategies will be allowed for off-site improvements? Are Stormwater Filters allowed?
9. Confirm storm drainage modeling requirements for potential roof bypass.

### **Fire Protections**

1. What issues are anticipated with the Fire Protection? Fire Alternatives options: will these homes be required to have fire retardant sprinkler protection?
2. Street grades are planned to be limited to 15%, any issue with Emergency Services?

### **Roads - Deviation Requests**

1. Confirmation of applicable onsite street standards, permitted deviation due to site conditions, and step grades.
2. Long Entry Road is proposed to have the sidewalk on one side only, located at back of curb.
3. Is a roadway deviation required for the cul-de-sac street (Road ‘B’) over 600 feet long?
4. Are stormwater detention facilities permitted within the public right-of-way?
5. Can deviations be handled within the DA?
6. Please confirm the street improvements and frontage improvements to Newport Way NE.

### **Critical Areas - Environmental**

1. The proposed Entry Road is partially in the Stream Buffer (Stream 3, Type F, Class 2) – is mitigation for buffer impacts required?

2. Tree Retention, we would like to discuss the current health assessment of specific trees onsite, future tree plantings, and the potential for onsite tree preservation and mitigation.
3. Please clarify Tree Retention criteria, see proposal on sheet 11. Based on sampling of 1,000 SF area in Development Areas.
4. Wetland Mitigation – will an off-site City Wetland Mitigation Bank be available?
5. Verify plant palette for streetscape, as well as perimeter buffer requirements.
6. The proposal includes grade modification (cut) at the TOS (Top of Slope), subject to approval of the Clients Geotechnical Engineer, to verify slope stability. Please refer to Landscape & Planning #3. Please comment.
7. Tree retention guidelines currently do not consider “Landmark Trees”- is the application expected to consider landmark trees?

### **Landscape and Site Planning**

1. Please clarify 18.07.420 (B) 5a, regarding timing of these details as this does not seem appropriate at Preliminary Plat. Also, please refer to Sheet 9 of 11.
2. Please consider waiver of perimeter setbacks on west and south boundaries adjacent to City Park and County Land.
3. The challenge of the site is the construction of the road and the adjoining lots to create viable building pads for builders. In some situations the grading results in a large berm in the back of the lot and becomes a view blocking barrier to the potential high value view lots, resulting in a loss of property values. Therefore, the goal is to remove the berm and lower the top-of-slope, in accordance with the consulting geotechnical engineer approval. Please provide interpretation of a similar top-of-slope definition, as made in a precedent setting Development Agreement for the Talus Community.
4. Underlying Zoning limits building height to 30'. The potential builder would like to capture three floor lots space in the attic area by building a 2½ story home, 36' tall with traditional 4:12 pitched roofs. Can the code modification be handled within the DA?

### **Permitting Schedule**

1. Please confirm the deferral current impact mitigation fees to be paid at Building Occupancy, in accordance with recent Washington legislation, Senate Bill 5923. The bill takes effect on July 1, 2016.
2. What is the current time frame estimate of the Preliminary Plat Review and lead-time to schedule the Public Hearing for SEPA with the Hearing Examiner?
3. What is the current time frame for City Engineering plan review and comments?